



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27



7AA 413142

AFFIDAVIT CUM DECLARATION

(Order No 309-RERA, Dated 15.03.2023)

I, SRI. ARIJIT DAS (PAN No. AGOPD2791D) (Aadhaar No. 9976 4361 7943), son of Sri. Asim Kumar Das, by religion Hindu, by occupation Business, residing at No. A/P - 41/23A/3, Hindustan Park, 1st Floor, Sarat Bose Road, Post Office : Sarat Bose Road, Police Station : Gariahat, Kolkata 700029, Directors of M/s. UNICO PROJECTS LIMITED Corporate Identity No. U74999WB2011PLC170570 of 2011/2012 (PAN No. AABCU3849F), (DEVELOPER) duly Authorized by the promoters of the Proposed Project do hereby solemnly declare, undertake and state as under:

- 1) That the Agreement for sale /Builder buyer agreement of our Project " **VINAK PLAZA** " is in accordance to annexure-A of the West Bengal Real Estate (Regulation and Development) Rules, 2021.
- 2) That None of the terms and conditions of the agreement for sale presented by us violate the provisions of the real estate (Regulation and Development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021.

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UNICO PROJECTS LTD.

Arijit Das
Director



29 DEC 2025

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Amitabha Ray
 Advocate
 SUPREME POLICE COURT
 Kolkata - 700 027

SOLD TO: _____
 OF: _____
 RS: _____
JAYDEEP CHATTERJEE
 16, INDIA EXCHANGE PLACE, KOL-1
 GOVT. LICENSED STAMP VENDOR
 NO. 35TRS2016

17 APR 2025

17 APR 2025



BEFORE THE NOTARY PUBLIC
 AT AHMERE, KOLKATA-21

ORDER NO 389-RERA, Dated 12.03.2021

SRI ARJUN DAS (PAN No. AGPD2731D) (Address No. 9276 4381 7943) son of Sri
 Anurag Das by religion Hindu, by occupation Business, residing at No. 47 -
 1/33A/3, Hindustan Part, 1st floor, Saria Bose Road, Post Office: Saria Bose Road Police
 Station, Kolkata - 700025, Director of M/s. UNICO PROJECTS LIMITED Corporate
 Identity No. UYSSW0119IC170570 of 20112015 (PAN No. AASCU8899R)
 (Vendor) duly Authorized by the promoters of the Proposed Project do
 hereby solemnly declare, undertake and state as under:

1) That the Agreement for sale /Builder Disengagement of our Project
 " VIKAK PLAZA " is in accordance to Annexure A of the West Bengal
 Real Estate (Regulation and Development) Rules, 2021.

2) That none of the terms and conditions of the agreement for sale presented
 by us violate the provisions of the Real Estate (Regulation and Development)
 Act, 2016 & the West Bengal Real Estate (Regulation and Development)
 Rules, 2021

(Signed) By _____

UNICO PROJECTS LTD.
 Director



29 DEC 2025

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- 3) That if any Provision in agreement for sale is in contravention with the Real Estate (Regulation and Development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021, the provisions of the said act & Rules shall prevail in those cases.
- 4) That if any contradiction arises in the future the Deponent will be responsible for it.



UNICO PROJECTS LTD.

Arijit Das
Director

Deponent

For UNICO PROJECTS LIMITED

(Authorized Signatory)

ARIJIT DAS

(DIRECTOR)

VERIFICATION

The content of my above Affidavit cum Declaration is true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 29th Day of December, 2025



Identified by me :

UNICO PROJECTS LTD.

Arijit Das
Director

Deponent

For UNICO PROJECTS LIMITED

(Authorized Signatory)

ARIJIT DAS

(DIRECTOR)

Solemnly Affirmed & Declared
before me on Identification

[Signature]
BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

IDENTIFIED BY ME

Arijit Patra
Advocate

ARIJIT PATRA
Advocate

F. No.- 1569/2009
Criminal And Judge's Court
Alipore, Kol-700 027

29 DEC 2025